



For Lease | Retail

Shopper's Haven

3303-3559 N Federal Highway, Pompano Beach, FL 33064

Property Features

- 1,500-21,302 SF Available
- Premier retail destination at the signalized intersection of US-1 & Sample Road
- Redeveloped Publix-anchored shopping center with leading national retailers
- Serves the affluent coastal communities of Pompano Beach, Deerfield Beach & Lighthouse Point
- Exceptional visibility and traffic counts exceeding 76,000 vehicles daily
- GLA: 200,144 SF
- ±32,000 vpd on Sample Rd
- ±45,000 vpd on N Federal Hwy

Current Tenant Spotlight

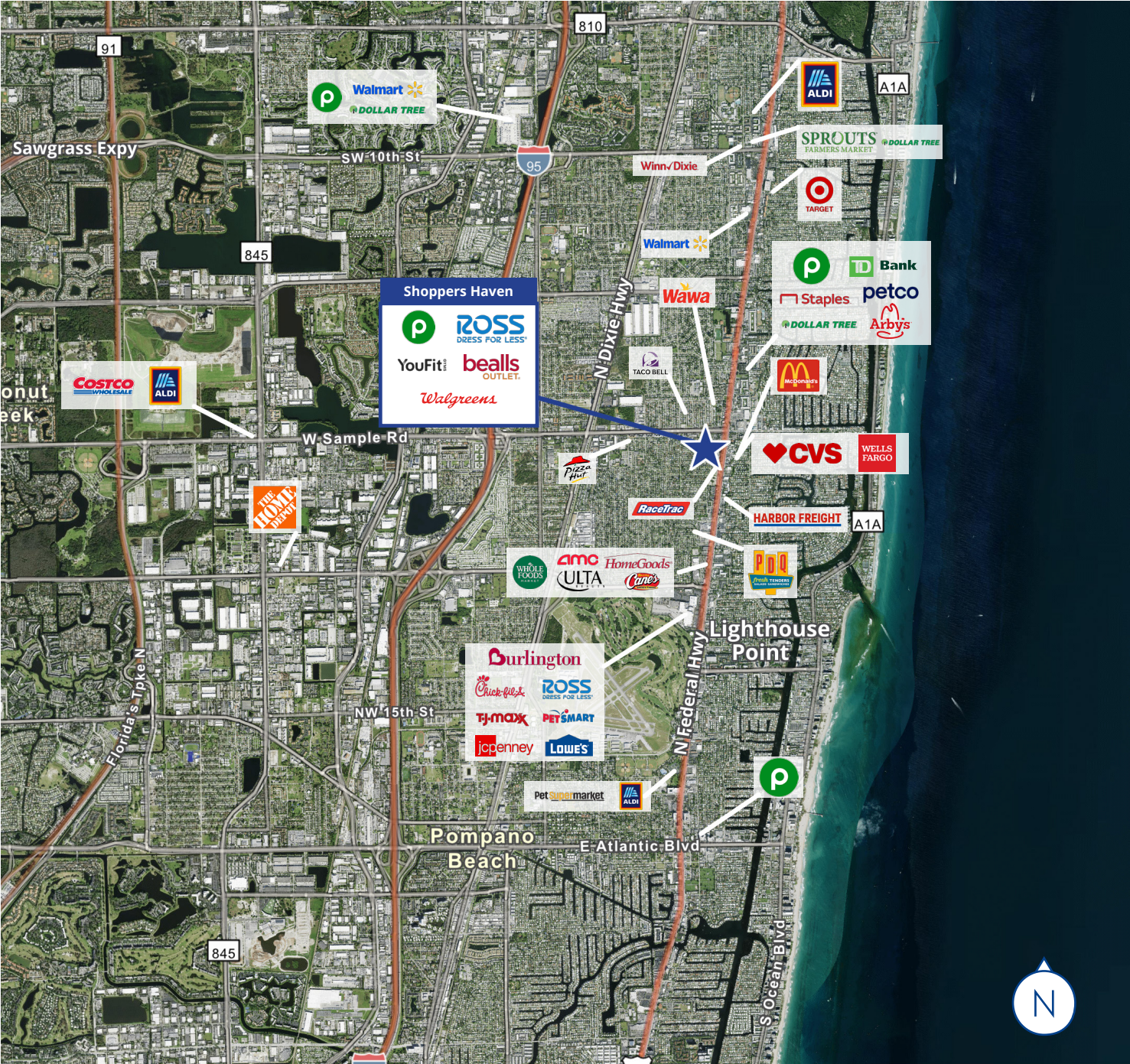
Publix®

YouFit GYMS

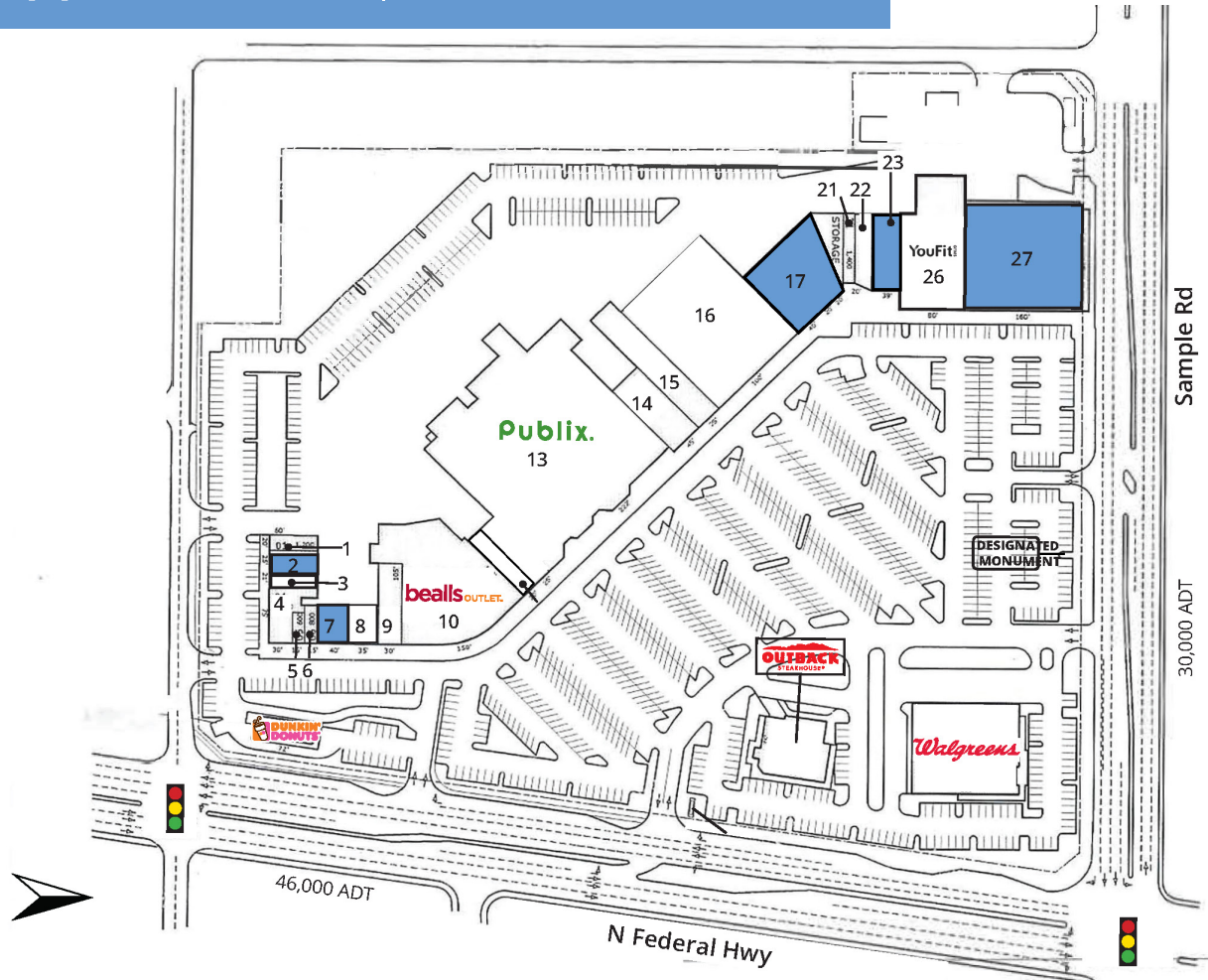
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ROSS
DRESS FOR LESS®

Shopper's Haven | Area Retailers



Shopper's Haven | Site Plan



Suite	Tenant	Size (SF)
1	Stretch Zone	1,200 SF
2	Available	1,500 SF
3	St. Lazzarus Botanica	1,274 SF
4	Laz Carnitas Express	2,700 SF
5	Advance America	600 SF
6	Angel Nails	800 SF
7	Available	2,000 SF
8	Ideal Dental	1,750 SF
9	North Broward Community Health	3,150 SF
10	Beall's Outlet	20,000 SF
11	Dominos	1,800 SF
12-13	Publix	48,387 SF

Suite	Tenant	Size (SF)
14	Xfinity/Comcast	4,950 SF
15	Independence Laundry, LLC	6,864 SF
16	Ross	24,866 SF
17	Available	12,015 SF
21	H&R Block	1,342 SF
22	Parfait Nail Spa Inc.	1,804 SF
23	Available	3,900 SF
26	Youfit	13,326 SF
27	Available	21,302 SF
28	Dunkin Donuts	1,872 SF
29	Outback Steakhouse	6,702 SF
30	Walgreens	15,930 SF

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Shopper's Haven | Demographics



Population

1-Mile: 18,376
3-Miles: 118,254
5-Miles: 239,282



Median Age

1-Mile: 46.0
3-Miles: 43.8
5-Miles: 46.0



Total Households

1-Mile: 8,005
3-Miles: 50,162
5-Miles: 106,351



Average HH Income

1-Mile: \$128,762
3-Miles: \$110,640
5-Miles: \$117,265

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